

Compliance Case No. ENF/2017/00006

ENFORCEMENT NOTICE

PLANNING AND BUILDING (JERSEY) LAW 2002

1. **This Notice** is issued pursuant to the powers conferred under Article 40 of the Planning and Building (Jersey) Law 2002 because it appears that a breach of development controls has occurred at the land stated below. Article 5 of the above Law defines the meaning of development and Article 7 of that Law states that land shall not be developed without planning permission.
2. **This Notice relates to land at: Flat 3, Battery House, Le Mont de Gouray, St. Martin, JE3 6ET**, shown edged by a bold black line on the attached location plan marked A.
3. a) **The Breach of Development Controls:** Without planning permission development has taken place on the land in your ownership, specifically:-
 - The erection of raised decking to the cotil to the rear north of the property, shown edged by black hatching on the attached plan marked B.

The above mentioned works are considered to represent building, engineering or other operations and do not benefit from any exemption from requiring planning permission as may be conferred by the Planning and Building (General Development) (Jersey) Order 2011 (Revised - 01.01.17).

b) You are hereby required to: Remove the unauthorised development described in a) above or modify the unauthorised development as described in a) above so that it complies with the terms of P/2017/0861 in full.

c) Period of compliance: Within three calendar months from the date of this Notice.

Department of the Environment
Planning and Building Services

South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508
www.gov.je

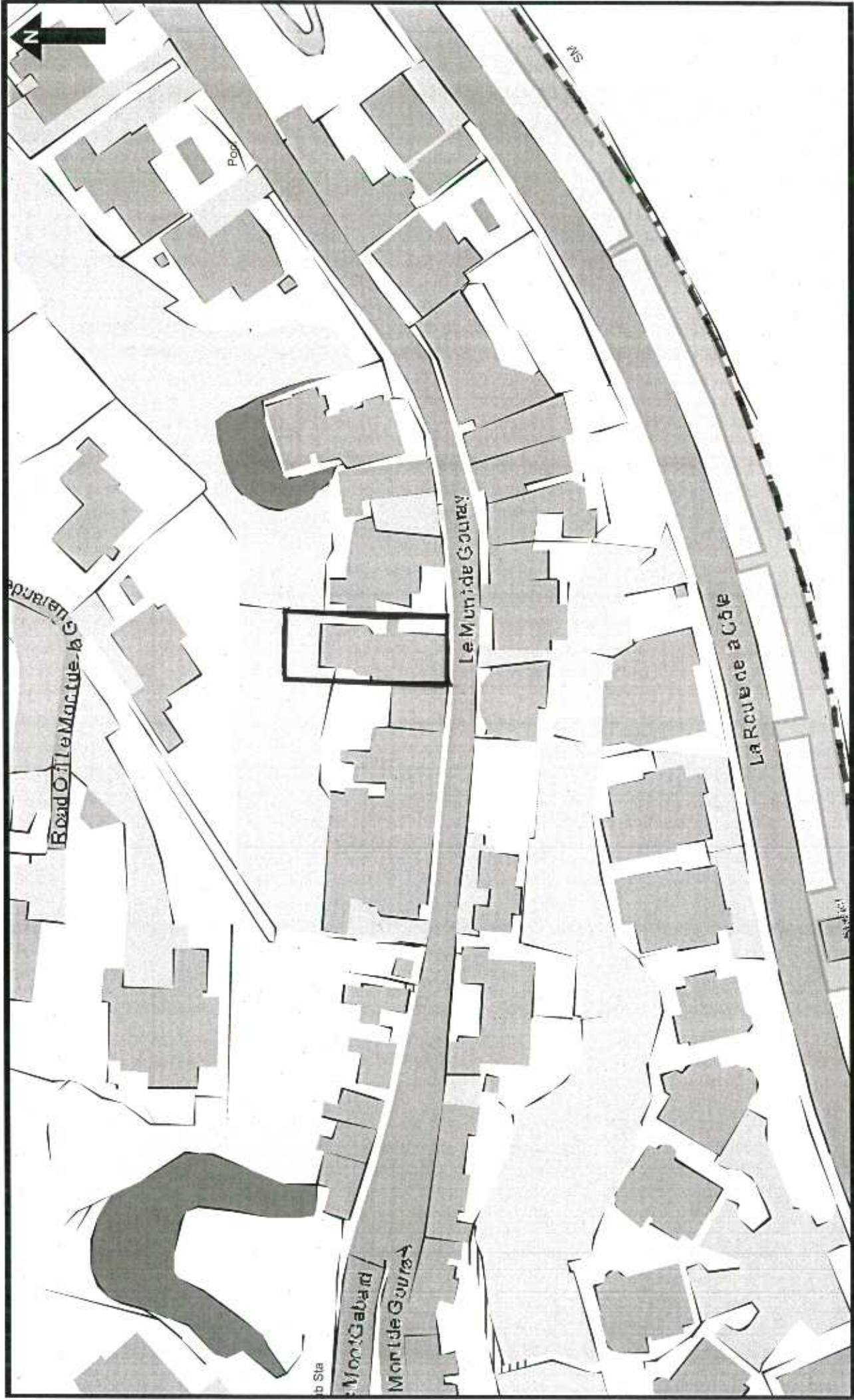
States 
of Jersey

4. **What will happen if this Notice is not complied with:** If you fail to comply with this Notice, you may be liable to prosecution under the appropriate Article of the Planning and Building (Jersey) Law 2002 (Revised 01.01.16) for developing land without the benefit of planning permission as well as failing to comply with an Enforcement Notice.
5. **Your rights of appeal:** In accordance with Article 109 of the above Law, you may appeal against the Notice, in writing to the Greffier no later than the end of the period of 28 days beginning with the date of issue of the Notice. The date of the issue of the Notice shall be taken as the date stated below.

SIGN 

On this Date: 18/08/2017

For and on behalf of the Chief Officer



15 August 2017
Scale: 1:1000
mapping@gov.je



States of Jersey A

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THIS DRAWING AND ALL DESIGN AND DETAILS ARE THE COPYRIGHT OF GEMMEL ARCHITECTS LTD.

This drawing should be read in conjunction with all other drawings, details and specifications issued by the Architect, Structural Engineer and other Consultants or approved specialists. Discrepancies between any other drawings, details and specifications must be referred to the Architect for clarification at least 7 days prior to commencement of the work. It is the Contractor's responsibility to ensure all work is carried out in accordance with the drawings and specifications issued, unless instructed otherwise in writing by the Architect or other Consultant. The Contractor shall be responsible for obtaining all necessary permits, consents and approvals from the relevant authorities. All materials to be used must be of the highest quality and specified by the Architect. All materials must be supplied to site, including all necessary transport and handling. The Contractor is responsible for all setting out of the works. Use of any dimension only, do not scale off drawings. All dimensions must be checked on site. If in any doubt refer to the Architect prior to commencement of the work.

REVISIONS

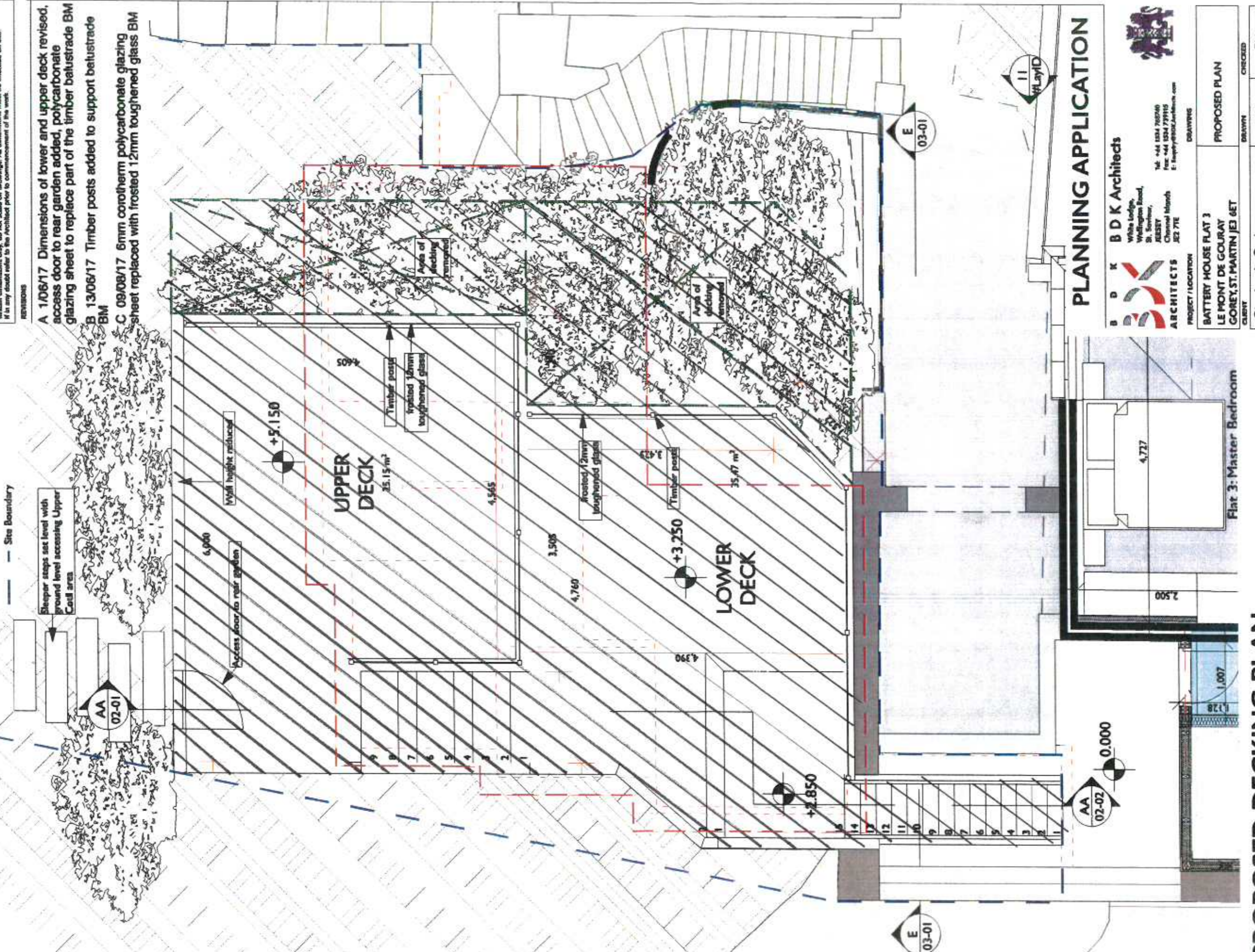
- A 1/06/17 Dimensions of lower and upper deck revised, access door to rear garden added, polycarbonate glazing sheet to replace part of the timber balustrade BM
- B 13/06/17 Timber posts added to support balustrade BM
- C 09/08/17 6mm corrugated polycarbonate glazing sheet replaced with frosted 12mm toughened glass BM

- KEY**
- - - Footprint of approved house P/2015/0030
 - - - Area of existing Upper + Lower Deck to be removed
 - - - Site Boundary

Sleeper steps set level with ground level accessing Upper Deck area

Wall height reduced

Access door to rear garden



PLANNING APPLICATION

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ARCHITECTS
 PROJECT / LOCATION: BATTERY HOUSE FLAT 3, LE MONT DE GOURAY, GOREY, ST. MARTIN JES 6ET
 CLIENT: Stephanie Greig
 DRAWING NUMBER: C
 SCALE: 1:50 @ A3
 DATE: AUGUST 2017

